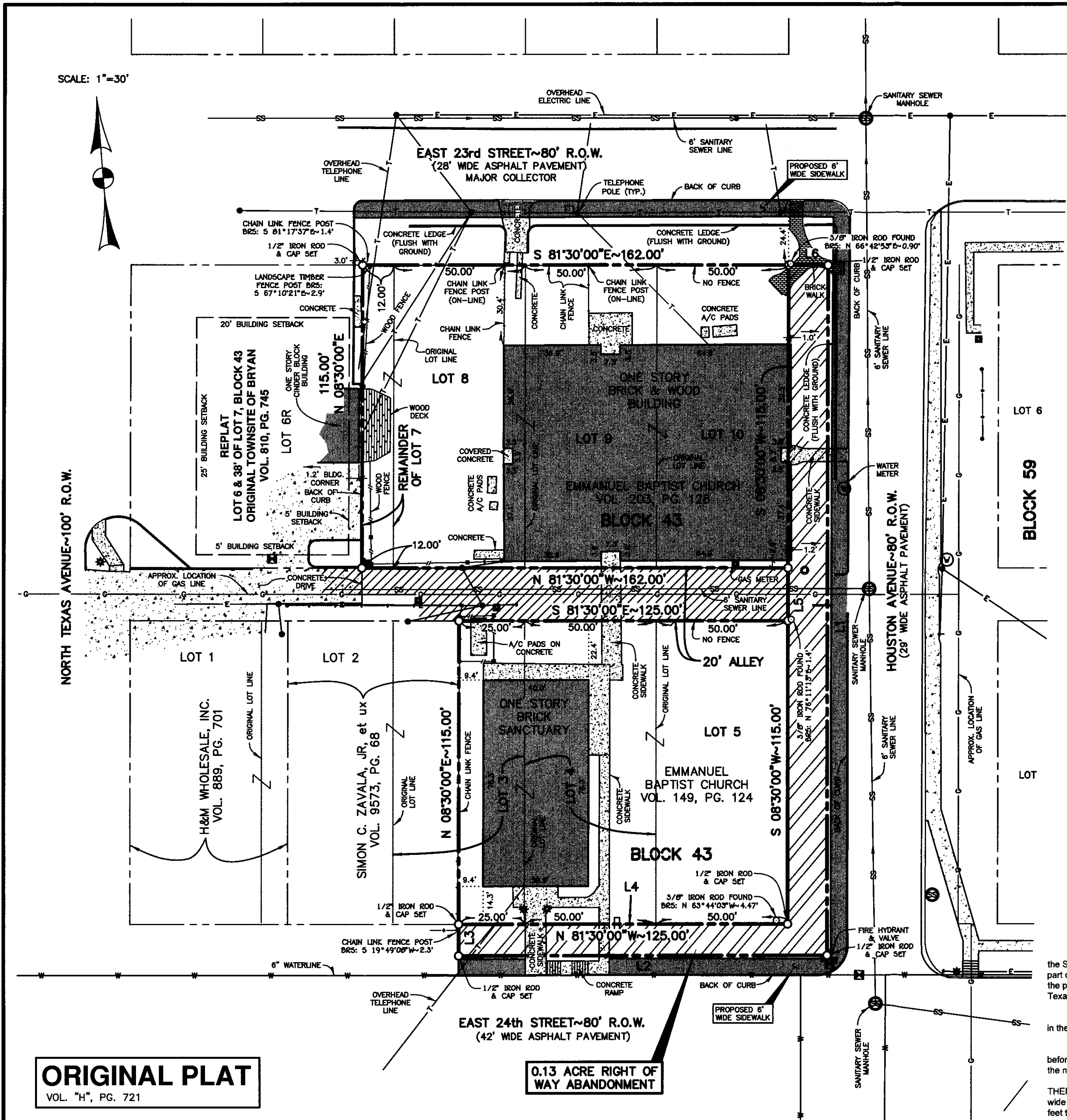


H:\Land Projects\2014\Austin SF A-62\BOTS NAD83\Block 43\Area\dwg\Planning\Block 43\Replat.dwg 10/14/2014 1:45:08 PM COT



Part of Block 43
Bryan Original Townsite
Volume "H", Page 721
S. F. Austin Survey, A-62
Bryan, Brazos County, Texas

Field notes of a 0.95 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being all of Lots 4 and 5, and the adjoining 1/2 (25 feet) of Lot 3, Block 43, Bryan, Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and being further described in the deed to Thomas R. Nelson and Raymond Deorsam, Trustees of the Emmanuel Baptist Church of Bryan, recorded in Volume 149, Page 124, of the Deed Records of Brazos County, Texas, and Lots 8, 9 and 10, and the East 12 feet of Lot 7, Block 43, Bryan Original Townsite, as described in Volume 203, Page 128, of the Deed Records of Brazos County, Texas, together with a 15' Houston Avenue right-of-way strip adjoining the east line of Block 43, and a 12' East 24th Street right-of-way strip adjoining the south line of Block 43, and said 0.95 acre tract being more particularly described as follows:

BEGINNING at the northeast corner of Lot 10, Block 43, same being the intersection of the south right-of-way line of 23rd Street - 80' wide right-of-way with the west right-of-way line of Houston Avenue - 80' wide right-of-way, from which a 3/8" iron rod found bears N 66° 43' E - 0.9 feet;

THENCE S 81° 30' 00" E along the south right-of-way line East 23rd Street - 80' wide right-of-way, for a distance of 15.00 feet to a 1/2" iron rod and cap set;

THENCE S 08° 30' 00" W parallel to and 15 feet east of the west right-of-way line of Houston Avenue - 80' wide right-of-way, for a distance of 262.00 feet to a 1/2" iron rod and cap set;

THENCE N 81° 30' 00" W parallel to and 12 feet south of the north right-of-way line of East 24th Street - 80' wide right-of-way, for a distance of 140.00 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E at a distance of 12.00 feet pass a 1/2" iron rod and cap set at the common corner between the Emmanuel Baptist Church Tract, recorded in Volume 149, Page 124, of the Deed Records of Brazos County, Texas, and the Simon C. Zavala, Jr., tract recorded in Volume 9573, Page 68, of the Official Records of Brazos County, Texas, continue on, adjacent to a chain link fence, at a distance of 127.00 feet pass the south line of a 20' wide alley, continue on, for a total distance of 137.00 feet to a 1/2" iron rod and cap set in the centerline of the 20' wide alley;

THENCE N 81° 30' 00" W along the centerline of the aforementioned 20' wide alley, for a distance of 37.00 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E at a distance of 10.00 feet, pass the common corner between the aforementioned Emmanuel Baptist Church Tract (203/128) and Lot 6R, as described in the Replat of Lot 6, and 38' of Lot 7, Block 43, Bryan Original Townsite, according to the plat recorded in Volume 810, Page 745, of the Official Records of Brazos County, Texas, continue on, for a total distance of 125.00 feet to a 1/2" iron rod and cap set at the common northerly corner between the said Emmanuel Baptist Church Tract (203/128), and Lot 6R, and in the south right-of-way line of 23rd Street;

THENCE S 81° 30' 00" E along the south right-of-way line of 23rd Street, for a distance of 177.00 feet to the PLACE OF BEGINNING, containing 0.95 acre of land, more or less.

A Portion of the 20' Alley
Part of Block 43
Bryan Original Townsite
Volume "H", Page 721
S. F. Austin Survey, A-62
Bryan, Brazos County, Texas

Field notes of a 0.07 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of the 20 foot alley lying within Block 43, Bryan, Original Townsite, according to the plat recorded in Volume "H", Page 721, of the Deed Records of Brazos County, Texas, and said 0.07 acre tract being more particularly described as follows:

BEGINNING at a 60d nail set at the southeast corner of Lot 10, Block 43, and in the west right-of-way line of Houston Avenue - 80' wide right-of-way;

THENCE S 08° 30' 00" W along the west right-of-way line of the aforementioned Houston Avenue, for a distance of 20.00 feet to a 60d nail set at the northeast corner of Lot 5, Block 43;

THENCE N 81° 30' 00" W along the common line between the aforementioned 20' wide alley and the East 1/2 of Lot 3, Lot 4 and Lot 5, Block 43, for a distance of 125.00 feet to a 60d nail set at the common corner between the Emmanuel Baptist Church Tract, recorded in Volume 149, Page 124, of the Deed Records of Brazos County, Texas, and the Simon C. Zavala, Jr., tract recorded in Volume 9573, Page 68, of the Official Records of Brazos County, Texas;

THENCE N 08° 30' 00" E for a distance of 10.00 feet to a 1/2" iron rod and cap set in the centerline of the aforementioned 20' wide alley;

THENCE N 81° 30' 00" W along the centerline of the aforementioned 20' wide alley, for a distance of 37.00 feet to a 1/2" iron rod and cap set;

THENCE N 08° 30' 00" E for a distance of 10.00 feet, pass the common corner between the Emmanuel Baptist Church Tract recorded in Volume 203, Page 128, of the Deed Records of Brazos County, Texas, and Lot 6R, as described in the Replat of Lot 6, and 38' of Lot 7, Block 43, Bryan Original Townsite, according to the plat recorded in Volume 810, Page 745, of the Official Records of Brazos County, Texas;

THENCE S 81° 30' 00" E along the common line between the aforementioned 20' wide alley and the east 12 feet of Lot 7, Lot 8, Lot 9 and Lot 10, for a distance of 162.00 feet to the PLACE OF BEGINNING, containing 0.07 acre of land, more or less.

| 0.13 ACRE RIGHT OF WAY ABANDONMENT METES: | | |
|---|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S08°30'00"W | 262.00' |
| L2 | N81°30'00"W | 140.00' |
| L3 | N08°30'00"E | 12.00' |
| L4 | S81°30'00"E | 125.00' |
| L5 | N08°30'00"E | 250.00' |
| L6 | S81°30'00"E | 15.00' |

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2014.

City Planner, City of Bryan, Texas.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

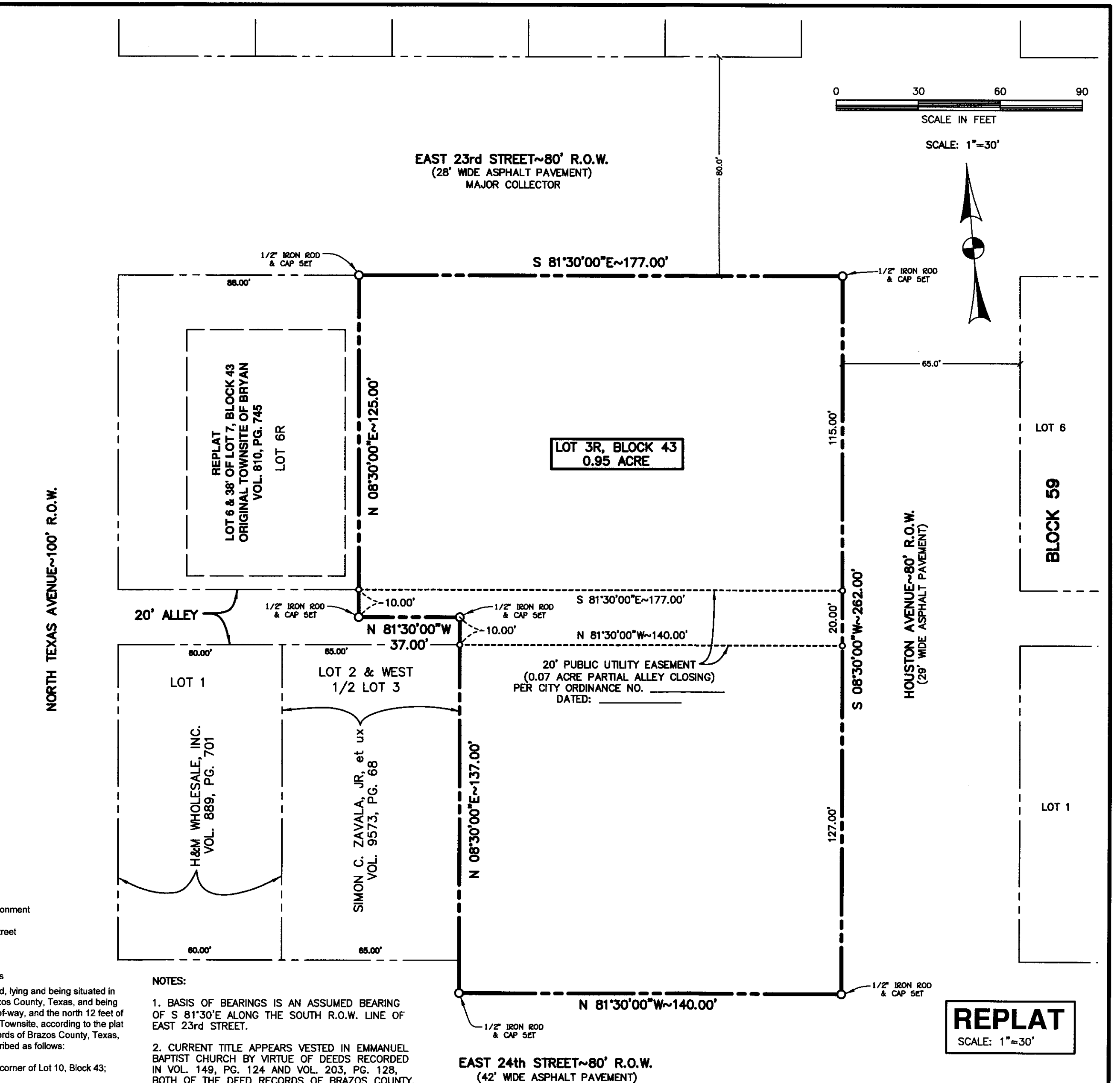
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2014, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

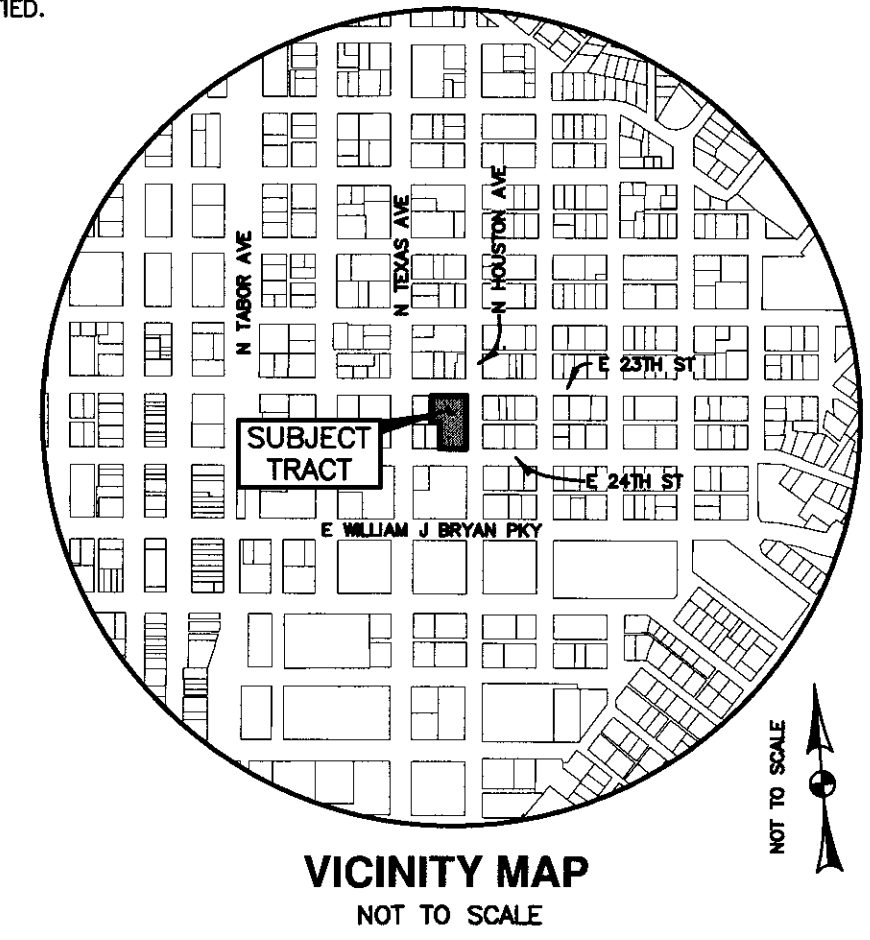
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003



- NOTES:
1. BASIS OF BEARINGS IS AN ASSUMED BEARING OF S 81°30'E ALONG THE SOUTH R.O.W. LINE OF EAST 23rd STREET.
 2. CURRENT TITLE APPEARS VESTED IN EMMANUEL BAPTIST CHURCH BY VIRTUE OF DEEDS RECORDED IN VOL. 149, PG. 124 AND VOL. 203, PG. 128 BOTH OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
 4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
 5. UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC UTILITY MAPS AND HAVE NOT BEEN FIELD VERIFIED.
 6. CURRENT ZONING: C-3 (COMMERCIAL)
- SETBACKS ARE AS FOLLOWS:
- 25' FRONT;
 - 7.5' SIDE;
 - 25' SIDE STREET ARTERIAL (N. TEXAS AVE.);
 - 15' SIDE STREET;
 - 7.5' REAR.
7. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

| LEGEND | |
|-----------------------------|---|
| SANITARY SEWER MANHOLE | ⊙ |
| SANITARY SEWER LINE | — |
| STORM SEWER MANHOLE | ⊙ |
| STORM SEWER LINE | — |
| TELEPHONE PEDESTAL | ⊙ |
| TELEPHONE LINE | — |
| TELEVISION PEDESTAL | ⊙ |
| TELEVISION CABLE | — |
| ATMOS GAS LINE | — |
| WATER METER | ⊙ |
| WATER LINE | — |
| WATER VALVE | ⊙ |
| FIRE HYDRANT | ⊙ |
| OVERHEAD ELECT. LINE | — |
| POWER POLE | ⊙ |
| LIGHT POLE | ⊙ |
| WOOD FENCE (& FENCE CORNER) | — |
| CHAIN LINK FENCE | — |



REPLAT
OF
EAST 1/2 OF LOT 3, LOTS 4-5, EAST 12' OF LOT 7, LOTS 8-10, BLOCK 43
BRYAN ORIGINAL TOWNSITE
BEING A
FINAL PLAT
OF
LOT 3R, BLOCK 43
BRYAN ORIGINAL TOWNSITE
0.95 ACRE
S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
EMMANUEL BAPTIST CHURCH
408 EAST 24th STREET
BRYAN, TEXAS 77803
(979) 822-1998

SCALE: 1"=30' OCTOBER, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVE. STE A+ BRYAN, TX + PH. 979/846-6212